

**SCOTTSDALE**

# **PLANNING COMMISSION MEETING**

## **MEETING NOTICE AND AGENDA**



### **PLANNING COMMISSION BOARD**

Michael D'Andrea, Chair  
Ed Grant, Vice-Chair  
Jay Petkunas

Matthew Cody  
Michael Edwards  
David Brantner  
Erik Filsinger

**Wednesday, May 23, 2012**

**5:00 P.M.**

**MARKED AGENDA**

### **PLANNING COMMISSION MEETING**

**Call to Order** – City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

**Roll Call** – **Vice-Chair Grant absent**

### **Minutes**

1. Approval of May 9, 2012 Regular Meeting Minutes including Study Session.  
**Item No. 1: Approved 6-0; Motion by Brantner, 2<sup>nd</sup> by Petkunas.**

## **ACTION ITEMS**

How the Action Agenda Works: The Planning Commission may take one vote on all items on the Continuance Agenda and one vote on all items on the Expedited Agenda, or may remove items for further discussion as appropriate. The Planning Commission takes separate action on each item on the Regular Agenda.

Persons interested in commenting on any item may complete a Comment Card for each item and submit it to Staff. Those wishing to speak are customarily given three minutes to speak on each item. Additional time may be granted to a designated speaker representing two or more persons (please submit cards together). **Comment cards must be submitted before public testimony has begun on any item.**

### **EXPEDITED AGENDA**

2. [11-GP-2011 \(The Reserve\)](#)  
Request by owner for approval of a non-major General Plan amendment from Rural Neighborhoods Land Use designation to Resort/Tourism Land Use designation on a 5 +/- acre parcel located near the southeast corner of E. Dixileta Drive and N. 118th Street. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Dick Frye, 480-348-8401.**
3. [17-ZN-2011 \(The Reserve\)](#)  
Request by owner to rezone from Single-Family Residential, Environmentally Sensitive Lands (R1-190 ESL) district to Resort/Townhouse Residential, Environmentally Sensitive Lands (R-4R ESL) district on a 5 +/- acre parcel located near the southeast corner of E. Dixileta Drive and N. 118th Street. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Dick Frye, 480-348-8401.**

**Item Nos. 2 & 3: Recommended City Council approve cases 11-GP-2011 & 17-ZN-2011, by a vote of 5-0; Motion by Petkunas, per the staff recommended stipulations, after determining that the proposed zoning map amendment is consistent and conforms with the adopted General Plan; 2<sup>nd</sup> by Edwards; Filsinger recused.**

4. [41-UP-2011 \(Atlantic Development Heliport\)](#)

Request by applicant for a Conditional Use Permit for an off-airport heliport on a 1.1 +/- acre parcel located at 15957 N. 81st Street with Industrial Park (I-1) zoning. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is Lance Meinhold, 602-955-9929.**

5. [5-ZN-2012 \(Camelot Reserve \(Topaz\)\)](#)

Request by applicant to rezone from Single Family Residential District (R1-10) to Single Family Residential District, Planned Residential Development (R1-10 PRD) and approve a Development Plan with proposed amended development standards on a 7.2 +/- acre site located at 77th Place and San Miguel Avenue. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Ed Bull, 602-234-9913.**

**Item Nos. 4 & 5: Recommended City Council approve cases 41-UP-2011 and 5-ZN-2012, by a vote of 6-0; Motion by Brantner, per the staff recommended stipulations, after finding that the Planned Residential Development criteria have been met, and after determining that the proposed zoning map amendments are consistent and conform with the adopted General Plan, and based upon the finding that the Conditional Use Permit criteria have been met; 2<sup>nd</sup> by Filsinger.**

## **REGULAR AGENDA**

6. [3-GP-2012 \(Echo at Windgate\)](#)

Request by applicant for a non-major General Plan Amendment from Office land use designation to the Urban Neighborhoods land use designation, on a 10.89 +/- gross acre parcel located approximately 600 feet north and west of the northwest corner of N. Thompson Peak Parkway and E. Bell Road. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is John Berry, 480-385-2727.**

**Applicant is requesting for a continuance to June 13, 2012.**

7. [3-ZN-2012 \(Echo at Windgate\)](#)

Request by applicant to rezone from Commercial Office Environmentally Sensitive Lands District (C-O ESL) to Multiple-Family Residential Environmentally Sensitive Lands District (R-5 ESL) zoning on a 10.89 +/- gross acre parcel located approximately 600 feet north and west of the northwest corner of N. Thompson Peak Parkway and E. Bell Road. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is John Berry, 480-385-2727.**

**Applicant is requesting for a continuance to June 13, 2012.**

**Item Nos. 6 & 7: Moved to continue cases 3-GP-2012 and 3-ZN-2012 to June 13, 2012, by a vote of 5-0; Motion by Filsinger; 2<sup>nd</sup> by Petkunas; Commissioner Cody recused.**

**Adjournment – 5:08p.m.**



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING BRANDON LEOVITZ AT (480-312-7620). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT BRANDON LEOVITZ AT (480-312-7620).